

# *Board of County Commissioners*

## **Development Review**

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## **Development Review Committee Meeting** **April 12, 2004**

**Members Present:** Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator/Vice-Chairperson, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Dan Hickey-Fire Services, Brad Burris-Fire Services, Michael Springstead-Springstead Engineering, Rolland Shrewsbury – Environmental Health, Marie Keenum – 911 Coordinator, Dale Parrett-Public Works, Charles Cilenti-Planner, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Helms moved to approve the minutes of the April 5, 2004 meeting.  
Mr. Cilenti seconded the motion and the motion carried.

### **Old Business:**

None

### **New Business:**

#### ***Ocala Bedrock – Operating Permit Renewal of OP 99-1***

Jeff Cherry, Operation Manager, and Leland Madsen, Bedrock Resources, were present and requesting the renewal of an existing operating permit. There is information that needs to be updated on the last page of the proposed renewal permit. The permit request is for five years. The recent change regarding the state fire marshal monitoring blasting was discussed. Due to this change, there will be a reduction in the amount of monitoring fees paid to the County every year. There have been no changes to the property.

Mr. Helms moved to recommend approval to the Zoning and Adjustment Board.  
Mr. Cilenti seconded the motion and the motion carried.

#### ***Dunkin Donuts – Major Development –Preliminary Review***

There was no representative present at this time.

Mrs. Keenum moved to table this request until the end of the meeting in order to give the representative time to arrive. Mr. Helms seconded the motion and the motion carried.

*Mr. Burris excused himself at 2:05 PM.*

***VOS: Unit 108 – Major Development – Engineering Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 145-unit subdivision. The issue regarding the type III asphalt has been resolved. All regulatory agency permits are required.

Mr. Springstead moved to approve the engineering plans.

Mr. Helms seconded the motion and the motion carried.

***VOS: Unit 109 – Major Development – Engineering Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 146-unit subdivision. The engineer had the same comments as the previous project.

Mr. Springstead moved to approve the engineering plans.

Mr. Parrett seconded the motion and the motion carried.

***VOS: Stillwater Villas – Major Development - Engineering Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 78-unit subdivision. All regulatory agency permits are required.

Mr. Springstead moved to approve the engineering plans.

Mrs. Keenum seconded the motion and the motion carried.

***VOS: Virginia Vine Villas – Major Development – Engineering Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 58-unit subdivision. All regulatory agency permits are required.

Mr. Springstead moved to approve the engineering plans.

Mr. Helms seconded the motion and the motion carried.

***VOS: Unit 116 – Major Development – Preliminary Review***

Richard Busche, Kimley-Horne and Associates, Inc., was present and requesting preliminary approval to develop a 183-unit subdivision. A correction is needed on the plans regarding the roadway classification title. A possible drainage easement was discussed regarding lots 126 and 127. All regulatory agency permits are required.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

***VOS: Unit 117 – Major Development – Preliminary Review***

Richard Busche, Kimley-Horne and Associates, Inc., was present and requesting preliminary approval to develop a 143-unit subdivision. A description of the project boundary is needed. The proposed walls will be stack block retaining walls. Screening requirements were discussed. Setbacks for O'Dell Circle are needed. The lift station construction will be provided with the engineering plans. Emergency access was discussed. All regulatory agency permits are required.

Mr. Helms moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

***VOS: Mallory Square Postal Park and Neighborhood Recreation Center – Major Development – Preliminary and Engineering Review***

Richard Busche, Kimley-Horne and Associates, Inc., was present and requesting preliminary and engineering approval to construct a 1659 sf recreation center, 7287 sf pool/deck area and 4152 sf of court area. Pool plans will be submitted with the building permit. Mr. Shrewsbury recommended submitting the plans in advance to allow sufficient review time. There will be a stack block type retaining wall. All regulatory agency permits are required.

Mr. Springstead moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Cilenti seconded the motion and the motion carried.

***VOS: Key Largo Golf Course Irrigation Pump Station/Hemingway Golf Course Irrigation Pump Station – Medium Development – Conceptual Review***

Troy Mitchell, Farnier Barley and Associates, Inc., was present and requesting conceptual approval to construct two pump stations. A boundary drawing, deed, building dimensions and setbacks are needed. All regulatory agency permits are required. Southwest Florida Water Management District exemptions were discussed. All SWFWMD permit numbers should be included on the plans. Temporary easements are proposed. There will be no potable water service. It was determined the nearest fire hydrant did not need to be located. The access road will be grass. Drainage will be addressed in the engineering plans for the golf course.

Mr. Helms moved to approve the conceptual plans subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

***Dunkin Donuts – Major Development – Preliminary Review***

Mrs. Keenum made a motion to remove this project from the table.

Mr. Helms seconded the motion and the motion carried.

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Kevin Atchley, Walling Engineering, Inc., was present and requesting preliminary approval to construct a 3797 sf restaurant with seats and drive-thru. Impact fees were discussed. The boundary survey needs to show the (POB) Point of Beginning. A shared access agreement is needed along with a copy of the recorded deed. Setbacks should be shown on the plans. The proposed turn radii for the driveway were discussed. The existing and proposed uses outside the project boundary should be shown. Exterior lighting, dumpster pad enclosure, sign dimensions, seating, proposed number of employees, building details, fire hydrant location, and covered area for the outdoor seating were all discussed. The sidewalk will be flush with the asphalt. All regulatory agency permits are required.

Mr. Helms moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Cilenti seconded the motion and the motion carried.

#### **Q&A/Public Forum**

None

The next meeting is scheduled for April 19, 2004.

Mr. Springstead moved to adjourn. Mr. Helms seconded the motion and the motion carried.

The meeting adjourned at 2:30 P.M.